



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **W-0**

December 9, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY
ANNEXATION 40-31, LOCAL AGENCY FORMATION COMMISSION
DESIGNATION 2004-22
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE
VALLEY:**

1. Consider the Environmental Impact Report (EIR) certified by the City of Palmdale (Exhibit "C") on March 18, 1992, together with the environmental findings adopted by the City contained therein (Exhibit "D"); and certify that you have independently considered and reached your own conclusions regarding the environmental effects of the proposed annexation and have determined that the EIR and environmental findings adequately address the environmental impacts of the proposed annexation.
2. Adopt the enclosed Resolution of Application to Initiate Proceedings for the annexation of the property located between City Ranch Road and Avenue S, east of Ranch Center Drive in the City of Palmdale, and designated as Annexation 40-31, into Los Angeles County Waterworks District No. 40, Antelope Valley (District).

3. Approve and authorize the Interim Director of Public Works to file with the Local Agency Formation Commission (LAFCO) the required application for the proposed annexation to the District and to take any other steps necessary to assist LAFCO in processing the application.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This recommended action is for your Board to adopt the enclosed resolution requesting LAFCO to initiate proceedings for the annexation of territory described and shown on the enclosed Exhibits "A" and "B," respectively, into the District.

LAFCO requires a Board-adopted resolution to initiate proceedings for such a change of organization and the filing of an application.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goal of Organizational Effectiveness as it will provide effective and efficient delivery of water to future customers within the annexed area.

FISCAL IMPACT/FINANCING

New revenue will be generated in the form of standby charges paid by the property owners to the District for operation and maintenance of the water system and capital improvement projects.

The property owners requesting the proposed annexation will pay all required fees associated with this project.

A portion of the annual property tax increment from the affected taxing entities will be transferred to the District.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The boundary of the proposed annexation has been reviewed and approved by Public Works and the County Assessor. The enclosed resolution requesting LAFCO to initiate proceedings for the change of organization has been approved by County Counsel as to form. Copies of the diagram showing the boundary of the annexation territory are included with the resolution.

ENVIRONMENTAL DOCUMENTATION

The City of Palmdale, in its role as a lead agency in matters pertaining to compliance with the California Environmental Quality Act, has certified the EIR (Exhibit "C") and adopted certain findings contained therein (Exhibit "D") with respect to the environmental effects of the proposed annexation. In its role as a responsible agency, your Board must independently consider the environmental document prepared by the lead agency and reach your own conclusions regarding the environmental effects of the proposed annexation. After having done so, it is recommended that your Board determine that the EIR and environmental findings adequately address the environmental impacts of the proposed annexation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one approved copy of this letter and the signed Resolution to Public Works, Waterworks and Sewer Maintenance Division, for processing to LAFCO and forward one approved copy of the letter and Resolution to the County Assessor.

Respectfully submitted,

DONALD L. WOLFE
Interim Director of Public Works

MR:nm
BDL2153

Enc.

cc: Chief Administrative Office
County Assessor
County Counsel

RESOLUTION OF APPLICATION BY THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY,
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO
INITIATE PROCEEDINGS FOR THE ANNEXATION OF TERRITORY
DESIGNATED AS "ANNEXATION 40-31, LAFCO DESIGNATION 2004-22"

BE IT RESOLVED by the Board of Supervisors of County of Los Angeles as the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley (District), that:

WHEREAS, the District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a change of organization which would annex territory to the District; and amend the boundary of the District's sphere of influence; and

WHEREAS, this annexation is being proposed based upon a petition filed by the property owner requesting said annexation; and

WHEREAS, the territory proposed to be annexed is uninhabited; and

WHEREAS, the boundaries of the proposed area are described in Exhibit "A," and depicted on the corresponding map, Exhibit "B," which by this reference are incorporated herein; and

WHEREAS, on March 18, 1992, the City of Palmdale, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act (CEQA), certified an Environmental Impact Report (EIR) and on March 24, 1992, adopted certain findings contained therein with respect to the environmental effects of the proposed project; and

WHEREAS, this Board has determined that this proposal meets the criteria for waiver of protest proceedings as set forth in Government Code Section 56663(c);

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, acting as the governing body of the District, that:

1. The Board of Supervisors, in its role as a responsible agency under CEQA, has considered the EIR certified by the City of Palmdale on March 18, 1992, together with the environmental findings adopted by the City contained therein on March 24, 1992; and hereby certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and has determined that the EIR and environmental findings adequately address the environmental impacts of the proposed annexation.

2. Application and a proposal is hereby made to the Local Agency Formation Commission of Los Angeles County for a change of organization as follows:

- a. This proposal is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 commencing with Section 56000, Government Code, State of California.
- b. The nature of the proposed change of organization is the annexation of the territory to the District.
- c. The territory proposed to be annexed is uninhabited and its boundaries are described in Exhibits "A" and "B" attached hereto.
- d. It is desired that the proposed consolidation provide for and be made subject to the following terms and conditions:
 - i. The annexed territory shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - ii. The Board of Supervisors shall be the governing body of the District.
 - iii. Any taxes, fees, charges, or assessments for the District will be collected by the County of Los Angeles Tax Collector in the same manner as ad valorem property taxes.
- e. The reason for this proposal is as follows:
 - i. The owners of the proposed annexation request water service from the District. However, the territory is not currently within the boundaries of the District and requires annexation into the District before water service can be provided.

3. This Resolution of Application is hereby adopted and approved by the Board of Supervisors, and the Local Agency Formation Commission of Los Angeles County is hereby requested to initiate proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and the District hereby consents to the waiver of protest proceedings in accordance with Section 56663(c) of the Government Code.

The foregoing Resolution was adopted on the _____ day of _____, 2004,
by the Board of Supervisors of the County of Los Angeles as the governing body of the
Los Angeles County Waterworks District No. 40, Antelope Valley.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

EXHIBIT "A"

ANNEXATION 40-31, (LAFCO DESIGNATION 2004-22) TO WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY REGION 34

THAT PORTION OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 120 PAGES 63 THROUGH 67, INCLUSIVE, OF RECORD OF SURVEY, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32 AS SHOWN ON PARCEL MAP NO. 27025 FILED IN BOOK 320 PAGES 73 THROUGH 78, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 AND ALONG THE SOUTHERLY LINE OF SAID PARCEL MAP NO. 27025 AND ALONG THE SOUTHERLY LINE OF PARCEL MAP NO. 27026 FILED IN BOOK 321 PAGES 15 THROUGH 22, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY, NORTH 89°30'49" WEST 2662.05 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND ALONG SAID SOUTHERLY LINE OF SAID PARCEL MAP NO. 27026 NORTH 89°31'22" WEST 2101.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL MAP NO. 27026; THENCE NORTHERLY ALONG THE WESTERLY LINES OF SAID PARCEL MAP NO. 27026 NORTH 26°21'57" EAST 340.96 FEET; THENCE NORTH 10°37'50" WEST 24.81 FEET; THENCE NORTH 26°01'55" WEST 128.61 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 44.00 FEET, A RADIAL LINE

THROUGH SAID POINT BEARS NORTH 10°52'42" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°27'57" AN ARC LENGTH OF 54.11 FEET; THENCE NORTH 72°21'41" WEST 32.66 FEET; THENCE NORTH 20°40'44" WEST 164.60 FEET; THENCE NORTH 27°13'51" WEST 186.70 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 629.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 17°37'05" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°20'12" AN ARC LENGTH OF 14.67 FEET; THENCE TANGENT TO SAID CURVE NORTH 71°02'43" WEST 45.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 88.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°18'01" AN ARC LENGTH OF 43.47 FEET; THENCE TANGENT TO SAID CURVE SOUTH 80°39'16" WEST 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 44.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 122°52'19" AN ARC LENGTH OF 94.36 FEET; THENCE NORTH 22°49'33" WEST 116.13 FEET; THENCE NORTH 02°34'34" WEST 84.57 FEET; THENCE SOUTH 73°46'53" EAST 87.91 FEET; THENCE NORTH 16°13'07" EAST 64.00 FEET; THENCE SOUTH 73°46'53" EAST 47.26 FEET; THENCE NORTH 12°51'31" EAST 118.16 FEET; THENCE NORTH 58°46'44" EAST 19.75 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 44.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 58°45'29" EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°12'09" AN ARC LENGTH OF 61.59 FEET; THENCE NORTH 41°21'26" WEST 26.30 FEET; THENCE NORTH 01°16'36" EAST 120.26 FEET; THENCE SOUTH 68°12'00" EAST 20.40 FEET; THENCE NORTH 03°27'48" WEST 131.07 FEET; THENCE NORTH 61°52'36" EAST 20.31 FEET TO A POINT

ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 44.00 FEET, TO WHICH THE LAST SAID COURSE IS RADIAL; THENCE NORTHERLY ALONG SAID CURVE THROUGH A

CENTRAL ANGLE OF 63°27'14" AN ARC LENGTH OF 48.73 FEET; THENCE NORTH 54°40'10" WEST 24.04 FEET; THENCE NORTH 11°16'01" WEST 148.30 FEET; THENCE NORTH 40°52'04" EAST 23.66 FEET; THENCE SOUTH 62°22'44" EAST 73.18 FEET; THENCE NORTH 84°13'17" EAST 1.82 FEET; THENCE SOUTH 62°22'44" EAST 78.72 FEET; THENCE SOUTH 50°35'46" EAST 15.01 FEET; THENCE NORTH 76°03'27" EAST 1.99 FEET; THENCE SOUTH 50°35'46" EAST 52.10 FEET; THENCE NORTH 76°03'27" EAST 2.74 FEET; THENCE SOUTH 50°35'46" EAST 37.81 FEET; THENCE NORTH 32°12'09" EAST 145.42 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 32°14'14" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°32'51" AN LENGTH OF 14.67 FEET; THENCE TANGENT TO SAID CURVE NORTH 55°12'55" WEST 38.71 FEET; THENCE NORTH 34°47'05" EAST 160.12 FEET; THENCE SOUTH 55°39'02" EAST 36.40 FEET; THENCE NORTH 21°40'26" EAST 206.11 FEET; THENCE NORTH 35°24'57" EAST 232.28 FEET; THENCE NORTH 49°22'46" EAST 157.61 FEET; THENCE NORTH 27°00'18" EAST 64.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 498.00 FEET, TO WHICH THE LAST SAID COURSE IS RADIAL; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°38'37" AN ARC LENGTH OF 5.59 FEET; THENCE NORTH 10°06'35" EAST 44.71 FEET; THENCE NORTH 56°29'55" EAST 4.42 FEET; THENCE NORTH 10°06'35" EAST 48.13 FEET; THENCE NORTH 57°10'48" EAST 5.74 FEET; THENCE NORTH 10°06'35" EAST 49.18 FEET; THENCE NORTH 58°17'11" EAST 7.25 FEET; THENCE NORTH 10°06'35" EAST 47.92 FEET; THENCE NORTH 58°47'47" EAST 8.79 FEET; THENCE NORTH 10°06'35" EAST 47.80 FEET; THENCE NORTH 58°47'47" EAST 10.65 FEET; THENCE NORTH 10°06'35" EAST 46.38 FEET; THENCE NORTH 58°47'47" EAST 9.85 FEET; THENCE NORTH 10°06'35" EAST 47.19 FEET; THENCE NORTH 58°47'47" EAST 9.85 FEET; THENCE NORTH 10°06'35" EAST 46.79 FEET; THENCE NORTH 70°35'15" EAST 8.84 FEET; THENCE NORTH 13°42'19" EAST 48.80 FEET; THENCE NORTH 60°36'26" EAST 7.40 FEET; THENCE 13°42'19" EAST 51.58 FEET; THENCE NORTH 62°36'48" EAST 4.78 FEET; THENCE NORTH

13°42'19" EAST 59.72 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2170.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 23°11'02" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°25'06" AN ARC LENGTH OF 15.84 FEET; THENCE NORTH 23°36'08" EAST 60.00 FEET; THENCE NORTH 23°29'51" EAST 137.20 FEET; THENCE NORTH 23°23'41" EAST 100.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING AS RADIUS OF 3550.00 FEET, TO WHICH THE LAST SAID COURSE IS RADIAL; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°34'10" AN ARC LENGTH OF 35.28 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 2 OF PARCEL MAP NO. 27024 FILED IN BOOK 320 PAGES 87 THROUGH 93, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL MAP NO. 27024 NORTH 23°10'52" EAST 135.16 FEET; THENCE NORTH 66°49'08" WEST 7.68 FEET; THENCE NORTH 23°10'52" EAST 333.00 FEET; THENCE SOUTH 66°49'08" EAST 19.91 FEET; THENCE NORTH 23°10'52" EAST 101.68 FEET; THENCE SOUTH 65°08'31" EAST 46.32 FEET; THENCE NORTH 19°54'57" EAST 112.43 FEET; THENCE NORTH 20°55'26" EAST 148.72 FEET; THENCE NORTH 28°39'51" EAST 237.50 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1468.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 24°24'12" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°31'59" AN ARC LENGTH OF 13.66 FEET; THENCE

TANGENT TO SAID CURVE NORTH 66°07'47" WEST 124.88 FEET; THENCE NORTH 23°52'13" EAST 456.49 FEET; THENCE NORTH 20°30'20" EAST 57.58 FEET; THENCE NORTH 27°39'13" EAST 60.00 FEET; THENCE SOUTH 62°20'47" EAST 6.51 FEET; THENCE NORTH 27°39'13" EAST 141.01 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 3 OF SAID PARCEL MAP NO. 27024; THENCE ALONG THE NORTHERLY LINES OF SAID PARCEL 3 SOUTH 61°46'36" EAST 461.05 FEET; THENCE SOUTH 59°14'43" EAST 244.32

FEET; THENCE SOUTH 51°18'33" EAST 359.86 FEET; THENCE SOUTH 45°05'24" EAST 589.58 FEET; THENCE ALONG THE NORTHEASTERLY LINES OF TRACT NO. 53888 FILED IN BOOK 1294 PAGES 64 THROUGH 74, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, SOUTH 59°39'35" EAST 474.32 FEET; THENCE SOUTH 38°34'41" EAST 371.22 FEET; THENCE SOUTH 70°41'40" EAST 272.48 FEET; THENCE SOUTH 49°48'34" EAST 601.96 FEET; THENCE SOUTH 68°49'37" EAST 114.16 FEET; THENCE SOUTH 54°51'10" EAST 457.42 FEET; THENCE SOUTH 44°24'25" EAST 63.63 FEET TO THE NORTHEAST CORNER OF SAID TRACT NO. 53888; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 32 SOUTH 00°00'20" WEST 2626.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 394.60 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.